

REVISIONS:



**PAPE-DAWSON ENGINEERS**

55 EAST RAMSEY  
SAN ANTONIO TEXAS 78216  
PHONE: 210.375.9000  
FAX: 210.375.9010

**STONE RIDGE  
SAN ANTONIO, TEXAS  
SITE PLAN**

SHEET 1 OF 1



SCALE: 1" = 60'-0"



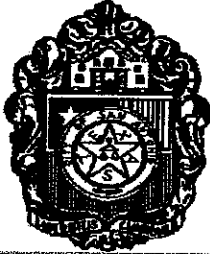
PARCEL A:	105,000 SF	GROSS RETAIL SPACE	590 PARKING SPACES
PARCEL B:	157,000 SF	GROSS RETAIL SPACE	784 PARKING SPACES
PARCEL C:	75,500 SF	GROSS RETAIL SPACE	333 PARKING SPACES

108 KING WILLIAM  
SAN ANTONIO, TX 78204  
TEL : 210.227.2612 / FAX : 210.227.9457  
October 22, 2004

#05-01-042

Date: Dec 03, 2004, 2:42pm User ID: RPluchinsky  
File: J:\3837\10\email\incoming\041115\2437-Site.dwg

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Permit File # 05-01-042  
**City of San Antonio**  
Development Services Department  
**Vested Rights Permit/Consent Agreement**  
**APPLICATION**

Permit File: # 05-01-042  
Assigned by city staff

Date: \_\_\_\_\_

☒ **Vested Rights Permit** ☐ **Consent Agreement**

1. All applicable information on application must be legibly printed or typed for processing. *If application is completed on behalf of the property owner please attach power of attorney or letter of agent.*
2. Please complete subject of application and attach 2 sets of all applicable documents (i.e. this application, Master Development Plan, P.U.D. plan, plat application, approved plat, building permit) along with appropriate fee.

*Note: All Applications must comply with the Unified Development Code (UDC),  
Section 35-B124 Vested Rights Determination for the City of San Antonio.*

(a) Owner/Agent: Sitterle Corp.

Phone: (210) 494-9192 Fax: (210) 494-5301

Address: 2015 Evans Rd., Ste 100

City: San Antonio State: TX Zip code: 78258

Engineer/Surveyor: Pape-Dawson Engineers, Inc.; ATTN: Rick Wood

Address: 555 East Ramsey

City: San Antonio State: TX Zip code: 78216

(b) Name of Project: Stone Ridge

(c) (k) Site location or address of Project and Legal description: \_\_\_\_\_

Location: Northwest intersection of Hwy. 281 and Evans Rd.

Legal: NCB 19219 Blk Lot P-1, P-2, P-6, P-6A, P-32, P-34, P-34A, P-101

Council District 9 ETJ n/a Over Edward's Aquifer Recharge? ( x ) yes ( ) no

3. What is the specific Project and the expected use(s) to be created by this Project (type of development, number of buildings, type of building(s), specific use(s) of those buildings, etc.)? *Please be aware that the city must understand exactly what this Project is expected to accomplish in order to evaluate this application.*

(d) Total land use, in square feet Mixed Use Commercial, ± 3,128,000 s.f.

(e) Total area of impervious surface, in square feet ± 1,666,000 s.f.

(f) Number of residential dwellings units, by type; N/A

(g) Type and amount of non-residential square footage: 337,377 s.f.

(h) Phases of the development, (If Applicable); N/A

4. What is the date the applicant claims rights vested for this Project? June 1, 1982

(i) Verified or certified copies of all development permits, contracts, appraisals, reports, correspondence, letters, or other documents or materials upon which the Applicant's claim for vested rights or equitable estoppel is based;

In addition to the required processing as set forth above, an Application for Consent Agreement Approval shall include, but shall not be limited to the following: a timing and phasing plan for the proposed development; a plan for the provision of public facilities and services to the proposed development, by phase; the conditions under which the proposed development will be authorized to proceed; and the conditions under which approvals or permits will lapse or may be revoked. A document shall be considered "verified" or "certified", whether an original or a copy, if it is signed by the official with decision making authority for the permit application."

- 4 a. What, if any, construction or related actions have taken place on the property since that date?

Sanitary Sewer gravity main, lift station, and sanitary sewer force main have been constructed on the property.

5. By what means does the applicant claim rights vested for this Project? *Please specify all that may be applicable.*

• **PERMIT**

Type of Permit: \_\_\_\_\_ Date of Application: \_\_\_\_\_

Permit Number: \_\_\_\_\_ Date issued: \_\_\_\_\_

Expiration Date: \_\_\_\_\_ Acreage: \_\_\_\_\_

• **MASTER DEVELOPMENT PLAN (MDP)** (Formerly POADP)\*

accepted prior to September 1, 1997 are subject to permit right conditions within 18 months from the effective date of the development rights ordinance (9/25/97) and projects submitted after September 1, 1997 are subject to 18 months for the POADP acceptance date.

Name: \_\_\_\_\_ # \_\_\_\_\_

Date accepted: \_\_\_\_\_ Expiration Date: \_\_\_\_\_ MDP Size: \_\_\_\_\_ acres

• **P.U.D. PLAN**

Name: \_\_\_\_\_ # \_\_\_\_\_

Date accepted: \_\_\_\_\_

• **Plat Application**

Plat Name: \_\_\_\_\_ Plat # \_\_\_\_\_ Acreage: \_\_\_\_\_

Date submitted: \_\_\_\_\_ Expiration Date: \_\_\_\_\_

(Note: Plat must be approved within 18 months of application submittal date).

DEV. SERVICES  
2005 JAN 14 A 8:48

• **Approved Plat**

Plat Name: \_\_\_\_\_ Plat # \_\_\_\_\_ Acreage: \_\_\_\_\_ Approval

Date: \_\_\_\_\_ Plat recording Date: \_\_\_\_\_ Expiration Date: \_\_\_\_\_ Vol./Pg. \_\_\_\_\_

(Note: If plat is not recorded within 3 years of plat approval permit rights will expire).

• **Other**

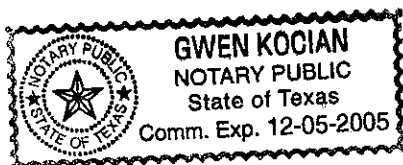
Sanitary Sewer Contract – City Ordinance #55378-executed June 1, 1982.

**NOTE: Filing a knowingly false statement on this document, or any attached document, is a crime under §37.02 and §37.10 of the Texas Penal Code, punishable as a state jail felony by up to two years in jail and fine of up to \$10,000.**

I hereby certify that all information this Application and the attached documents is true and correct and that it is my belief the property owner is entitled to Vested Rights for this Project.

Print name: FRANK J. SITTERLE Signature: [Signature] Date: 1-12-05

Sworn to and subscribed before me by Frank J. Sitterle on this 12<sup>th</sup> day of January in the year 2005, to certify which witness my hand and seal of office.



[Signature]  
Notary Public, State of Texas

City of San Antonio use

Permit File: # 05-01-042

Assigned by city staff

Date: 2/4/05

☒ **Approved**

☐ **Disapproved**

Review By: \_\_\_\_\_

  
Development Services Department

Date: \_\_\_\_\_

**Comments:** As of July 27, 1988, the date of the amended and restated Stone Oak Master Plan, POADP #48 for approximately 337,337 square feet of C-2 uses as defined in the Stone Oak Master Plan with attendant parking. This is not a recommendation for approval of any C-2 use as defined by the UDC.

**All appeals and resubmittals must be filed with the Director of Development Services within fifteen (15) calendar days from the date the applicant is notified of the adverse decision or action taken under these requirements. Appeals and resubmittals made after fifteen (15) calendar days will not be accepted.**



December 3, 2004

City of San Antonio Planning Department  
Attn: Michael Herrera  
1901 South Alamo  
San Antonio, Texas 78204

VR P# 05-01-042

2005 JAN 14 A 8:48

TECH SERVICES

Re: Stone Ridge Vested Rights Permit Application  
Northwest corner of Evans Rd. and Hwy 281

Dear Mr. Herrera:

On November 26, 2003, a Vested Rights Permit application was submitted to you on behalf of our client, Big Springs, Ltd. The application was revised to include the entire 256-acre Big Springs development area and resubmitted on January 6, 2004. The resubmitted application was disapproved with the requirement that the application be attached to a "project." The only undeveloped portion of the original 256 acre Big Springs Development is the 72 acre Stone Ridge site. Therefore, we have revised the application again to include only the 72 acre portion of the development. A site plan is included with this submittal to define the "project". We are hereby resubmitting the vested rights permit application with a proposed site plan to define the project on the 72-acre Stone Ridge site.

Please accept this letter as a resubmittal of the previous application. A new application form has been filled out and signed and is included in this application package. Also included is a copy of the previous submittal, a site plan to define the project and Sanitary Sewer contract - City Ordinance no. 55378 - which is being used to establish vested rights. Your assistance in moving the vested rights permit application forward for approval would be greatly appreciated.

If you have any questions or require additional information, please do not hesitate to contact our office.

Sincerely,

Pape-Dawson Engineers, Inc.

Craig Fletcher, P.E.  
Project Engineer

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**PAPE-DAWSON ENGINEERS, INC.**

555 East Ramsey

San Antonio, Texas 78216

Phone: 210.375.9000

Fax: 210.375.9010

info@pape-dawson.com